



November 3, 2005

ACTION AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairman Thigpen
Invocation Dean Thompson
Pledge of Allegiance Tony Atkins
Quorum Chairman Thigpen
Quorum present with four members present; Member Sprague was absent.
Approval of Minutes for October 20, 2005 Chairman Thigpen
Tony Atkins moved to approve the minutes of October 20, 2005. Deanne Hall seconded.
Motion carried 4-0.
Reading of the Agenda Director Browning
Approval of the Agenda Chairman Thigpen
Dean Thompson moved to approve the Agenda as presented. Tony Atkins seconded. Motion carried 4-0.

Old Business

1. **Ashbrooke IV**, Chamblin Road, Zoned R-2 RCO, 50 lots, 13.59 acres, *Commission District 3*
Tony Atkins made the motion to table Ashbrooke IV until the November 17, 2005 planning commission meeting. Dean Thompson seconded. Motion carried 4-0.
2. **Crawford Creek Road**, located off of Hereford Farm Road, Zoned PUD, 2 large parcels, *Commission District 3*.
Dean Thompson made the motion to approve Crawford Creek Road with departmental comments and to remove Construction and Maintenance's departmental comment from the staff report that the Developer is responsible for upgrading North Old Belair Road to match the proposed collector road at the time when the new collector is completed. Deanne Hall seconded. Motion carried 4-0.
3. **RZ 05-10-10**, Rezone Tax Map 058 017, 059 031, and 059 038, approximate combined acreage of +/-1,500 located at Washington Road/William Few Parkway/Old Washington Road from R-A to PUD. *Commission District 3*
Tony Atkins made the motion to table RZ 05-10-10 until the November 17, 2005 planning commission meeting and to leave the public hearing open. Deanne Hall seconded. Motion carried 4-0.



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New Business

Final Plat.....Director Browning/Staff

4. **Highgrove at Williamsburg Phase III**, Hardy McManus Road, Zoned R-2 (RCO), 34 lots, 45.16 acres, *Commission District 3*.

Dean Thompson made the motion to approve the Final Plat for Highgrove at Williamsburg Phase III and to include all departmental comments. Deanne Hall seconded. Motion carried 4-0.

Preliminary Plat.....Director Browning/Staff

5. **The Villas at Radcliffe (Townhomes)**, Columbia Road, Zoned T-R, 77 units, 9.03 acres, *Commission District 3*.

Deanne Hall made the motion to table The Villas at Radcliffe (Townhomes) until the November 17, 2005 planning commission meeting. Tony Atkins seconded. Motion carried 4-0.

Rezoning.....Director Browning/Staff

6. **RZ 05-11-01** request to rezone 4.63 acres from R-3 to C-2 Tax Map 083 Parcel 017 at the End of King Road Extension. *Commission District 2*

Deanne Hall made the motion to approve rezoning a 1.0 acre portion of the 4.63 acres requested to C-2, leave the remaining 3.63 acres as R-3, and include all departmental comments and close the public hearing. Dean Thompson seconded. Motion carried 4-0.

7. **RZ 04-03-02** request to amend previously approved 5.60 acres commercial PUD to allow auto and truck sales, rental and minor repair, including outdoor display for Tax Map 072 Parcel 060F on Washington Road at Country Place. *Commission District 3*

Tony Atkins made the motion to approve the addition of auto and truck sales, rental and minor repair, including outdoor display as an allowable use within the PUD with departmental comments. In addition to the departmental comments, the planning commission added that no car washing and auto repair will be permitted and no outdoor displays or auto sales are permitted. Deanne Hall seconded. Motion carried 4-0.

Appeal.....Director Browning/Staff

8. **Appeal under Section 90-179. Appeals and variances.**

Request to replace a Type B single-family detached dwelling (manufactured home) on property located at 127A VFW Road, (§ 90-132. **Nonconforming uses of land and structures.**).

Dean Thompson made the motion to deny the appeal. Deanne Hall seconded. Motion carried 3-1 (Atkins).



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Staff CommentsDirector Browning/Staff

Public Comments..... Chairman Thigpen

Adjourn Chairman Thigpen

The Meeting Adjourned at 7:42 p.m.

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Ron Thigpen, Chairman
District 1 [Stephen Brown]	Tom Sprague, Vice Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: November 2005

Board/Commission	Date	Time	Location
Planning Commission	November 3, 2005	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	November 15, 2005	6:30 PM	Evans Government Center Auditorium
Planning Commission	November 17, 2005	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	November 28, 2005	3:30 PM	General Conference Room, Building A

Items going forward to the Board of Commissioners on this agenda will be heard on ***Tuesday, November 15, 2005*** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Wednesday, November 9, 2005 to place their name on the agenda for presentation.